This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191490

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$175,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of February, 2019

Notary Public
My Commission Expires: 5/6/19

Karen Johnson Davidson County
Batch# 196300 **DEEDWARR**
02/19/2019 11:15:23 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20190219-0014764

WARRANTY DEED

THIS INDENTURE, made this 12th day of February, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

SEIBERT PROPERTY VENTURES, LLC

A Tennessee limited liability company

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A Certain tract or Parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 15 on the Plan of Section One, R. B. Beal Subdivision, of record in Book 3700, page 102, Register's Office for said County.

Said Lot No. 15 fronts 132.4 feet on the Westerly margin of Beal's Lane and extends back 255.3 feet on the Northerly line and 306.7 feet on the Southerly line to a broken line in the rear, measuring 169.2 feet thereon.

Being the same property conveyed to Alfred D. Davis and wife, Lucy Mai Davis by Warranty deed from Howard B. Moore and wife, Margie M. Moore of record in Book 4549, page 181, Register's Office for Davidson County, Tennessee, dated October 25, 1971 and recorded on October 29, 1971. The said Alfred D. Davis having since died 2/3/1986 vesting fee simple unto the wife, Lucy Mai Davis as surviving tenant by the entirety. The said Lucy Mai Davis having since died 4/9/1986 and by her Last Will and Testament appointed Alfred D. Davis as Executor of her estate.

Affidavit of Real Estate Inheritance in of record in Book 7735, Page 402, Book 7735, Page 403, Book 7735, Page 404, Book 7735, Page 405, Book 7735, Page 406, Book 7735, Page 407 and Book 7735, Page 408 and Last Will and Testament of Lucy M. Davis in of record in Book 154, Page 249, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Izora Lee Hurd-Baker, Rhonda Hardy, Sandra Harbour Bosley, Letealia M Reid Scott, James C Lee, Grizelda Lee Stroud , Alfred R Lee, Gabrielle Lee, Carmita Dunn Boyd, Tyrel Dunn Davis, Jeri F Dunn Mason, and Ann Royza Harbour of record in Instrument20190214-0013811 , Register's Office for Davidson County, Tennessee, dated February 12, 2019 and recorded on February 14, 2019.

Being also known as 6133 Beals Lane Nashville, Tennessee 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 11th day of February, 2019.

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Seibert Property Ventures LLC
Address: 6133 Beals Ln
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Seibert Property Ventures LLC
Address: 3384 Melissa LN
City, State, Zip: Clarksville TN 37042

Tax ID: 059-01-0-015.00